

UNOFFICIAL COPY

WARRANTY DEED
JOINT TENANTS

ST 5057314/54 W/1/94



Doc#: 0407135052
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/11/2004 07:50 AM Pg: 1 of 3

THE GRANTOR: 1400 WINNEMAC LLC an Illinois Limited Liability Corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and --00/100 DOLLARS and other good and valuable considerations in hand paid,

CONVEY and WARRANT to:

ADAM T. MCNEILL and ELIZABETH COSENTINO

1739 W. Nelson, Chicago, Illinois not as Tenants in Common, but as JOINT TENANTS the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

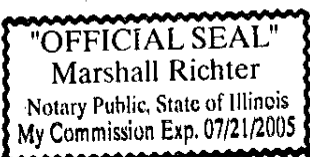
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

P.I.N. # 14-08-307-040 1402 W. Winnemac Unit 2, Chicago, Illinois 60640

DATED this 7th day of January, 2004

[Signature] (Seal)
1400 WINNEMAC LLC by its manager

State of Illinois
County of Cook, ss.
I, *[Signature]*
(Impress Seal Here)



, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 1400 WINNEMAC LLC an Illinois Limited Liability Corporation, by its manager, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 7th day of January, 2004

Commission expires

[Signature]
NOTARY PUBLIC

Prepared by: Marshall Richter 5225 Old Orchard Road Suite 28, Skokie, Illinois 60077

Send subsequent tax bill to:
ADAM T. MCNEILL and ELIZABETH COSENTINO
1402 W. Winnemac Unit 2
Chicago, Illinois 60640

MAIL TO: DANIEL S. HILL
STONS & BAIRD CHARTERED
200 W. JACKSON BLVD.
1050
CHICAGO, IL 60606

BOX 333-CT1

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5057214 SNC
 STREET ADDRESS: 1402 W. WINNEMAC
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 14-08-307-040-0000


UNIT 2

LEGAL DESCRIPTION:

PROPOSED UNIT NUMBER 1402-2 IN THE GLENWINN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOTS 9 AND 10 IN CHANT'S SUBDIVISION OF BLOCK 4 AND "A" AND "B" (EXCEPT STREETS HERETOFORE DEDICATED) IN CHYTRAUS' ADDITION TO ARGYLE IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0100827066; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

STATE OF ILLINOIS
 STATE TAX

 MAR.-9.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


8909900000

REAL ESTATE TRANSFER TAX
 00257.00
 FP 102903

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 MAR.-9.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000066241

REAL ESTATE TRANSFER TAX
 00128.50
 FP 102802

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 CITY TAX

 MAR.-9.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000009615

REAL ESTATE TRANSFER TAX
 01928.00
 FP 102805

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE IS NO TENANT IN THE UNIT AND ALL TENANTS WERE NOTIFIED 300 DAYS PRIOR TO THE RECORDING OF THE CONDOMINIUM DECLARATION OF THE INTENTION TO SUBMIT THE REAL ESTATE TO THE ILLINOIS CONDOMINIUM PROPERTY ACT AND THE CITY OF CHICAGO CONDOMINIUM ORDINANCE,

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